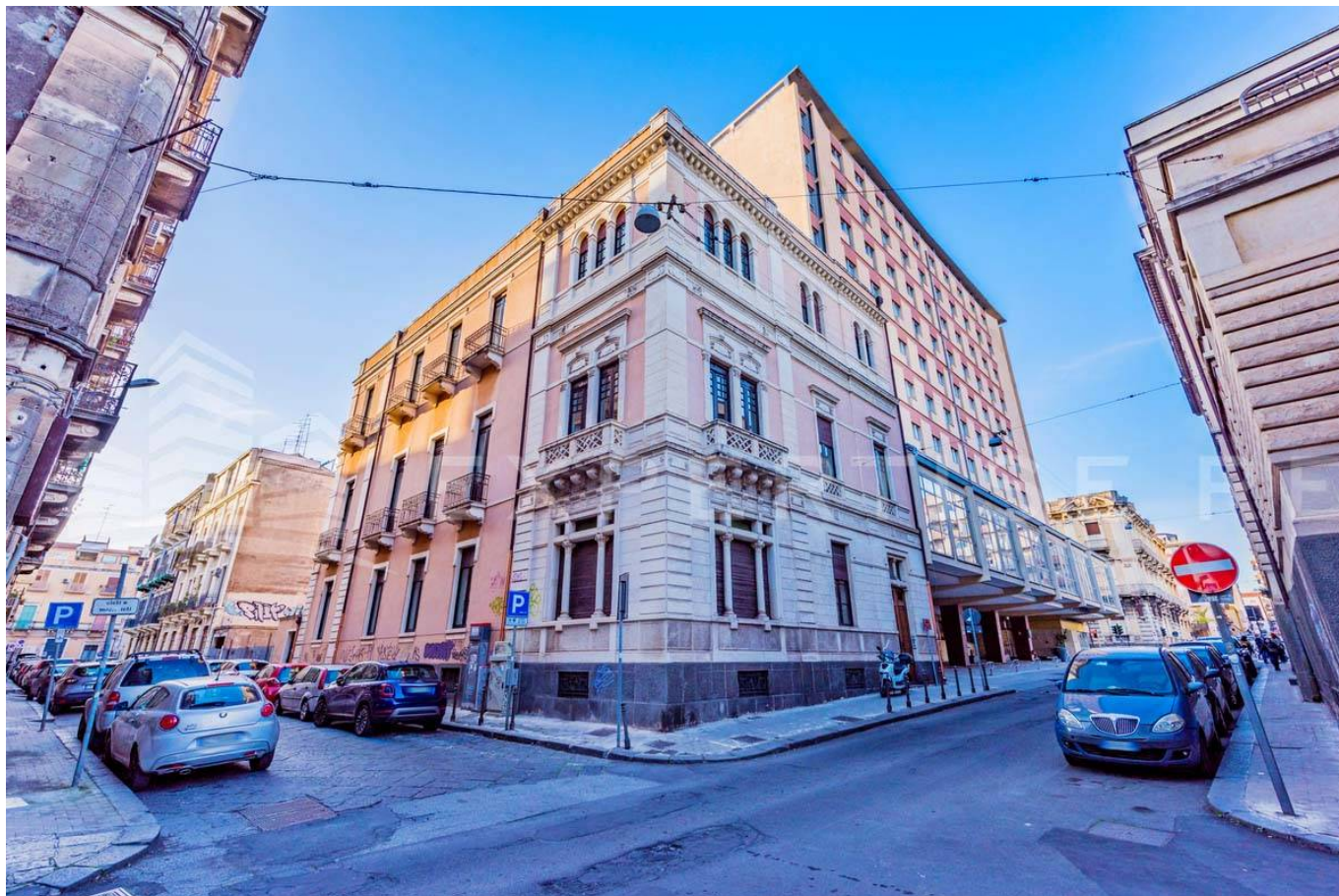


Study/Office for rent in Catania (CT)

Zona centro

€ 2.750

Ref. CM030-3L



430 sq.m. | Bathrooms: 4 | Rooms: 8

Office, located on the first mezzanine floor of Palazzo Lanzerotti, for rent.
Via G. Oberdan 141, Catania
430 m2, category A10 (office)

Contact Expertise Re on 095 8997334 or write on WhatsApp on 353 4336649.
Advertisement reference CM030-3L

Ideal for:
Associated offices; Co-working office; Corporate representative office.

Surface and internal composition:
Total surface area 430 m2 distributed as follows:
Mezzanine floor: 330 m2 made up of five rooms which, although they are communicating with each other, are all separated by a long

corridor which guarantees autonomy to each. Mezzanine floor: 100 m2 made up of three large rooms and a bathroom, height 2.10 m.

Property conditions:

External conditions: excellent Internal conditions: good Frescoed roofs in excellent condition; Radiator heating system powered by boiler; Air conditioning system using split air conditioners. Bathrooms in good condition;

Other information:

Double view of Via Oberdan and Via Toselli; Very bright; Access from Via G. Oberdan through an entrance hall shared with the other units.

Historical notes on the building:

Designed by architect Paolo Lanzerotti around 1915; One of the symbols of the Art Nouveau style of the city of Catania.

Location:

The property is located in a prestigious area of the city of Catania, a few meters from Piazza Trento, in the immediate vicinity of viale XX Settembre, Corso Italia and via Etnea, an area served by the best commercial activities and primary and secondary service companies. In fact, nearby there are numerous credit institutions, hotels and B&Bs, public and private schools, medical clinics, bars and restaurants, shops of all kinds, the Court and public utility offices, and the University of Economics and Commerce.

The area is also well served by public transport, the closest metro stop is "Giuffrida", in Corso delle Province, just 10 minutes away on foot.

Please note that:

The office described above is also available for sale: Office for sale (mezzanine floor) It is possible to purchase the entire building:

Entire "Palazzo Lanzerotti" building for sale The first, second and basement floors are for sale on an income basis (also individually)

Portion for sale with income (first floor and basement)

Portion for sale with income (second floor)

Who we are:

Expertise Re is a real estate agency based in Catania in Corso Sicilia 105, which operates mainly in Palermo and Catania, also through a network of selected real estate agents, present throughout Sicily, Calabria, Rome and Milan.

Expertise Re is a real estate agency specialized in the sale and rental of entire buildings, income properties, commercial premises, industrial warehouses, offices, executive buildings and hospitality and residential properties.

He also has skills in the evaluation of individual assets and real estate portfolios, and in the study and analysis of intervention plans aimed at the disposal and redevelopment of properties according to specific needs and objectives.

We believe that only by starting from specific needs can we identify the most suitable real estate investment solutions.

If you want to get to know us better, follow us on LinkedIn

Certification

Energy Class: G

Features

Code: CM030-3L	Reason: Rent
Categoria: Study/Office	Address: Via Oberdan, 141
Zip Code: 95128	Municipality: Catania
Zona: Zona centro	Total Square Meters: 430 sq.m.
Bathrooms: 4	Rooms: 8
State of Preservation: Excellent	Heating: Heating
Air-Conditioned	

Nearby

Elementary Schools

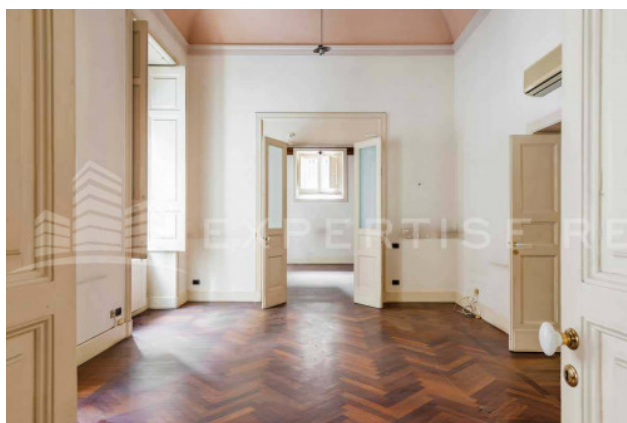
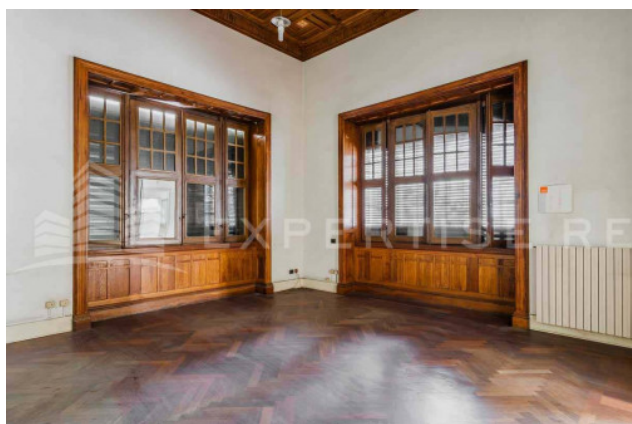
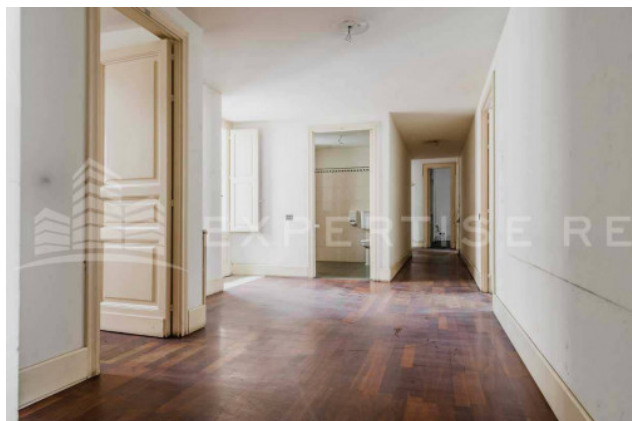
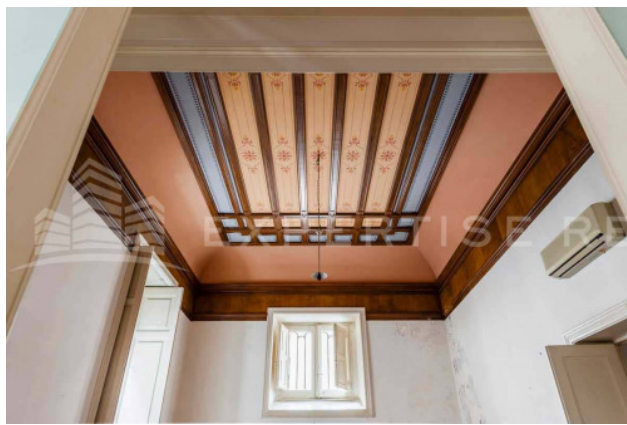
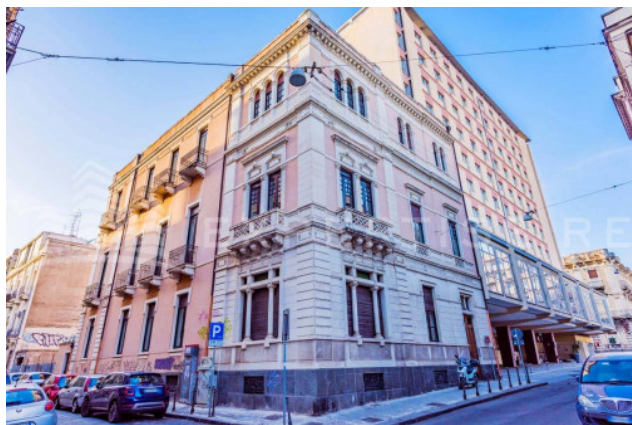
Schools

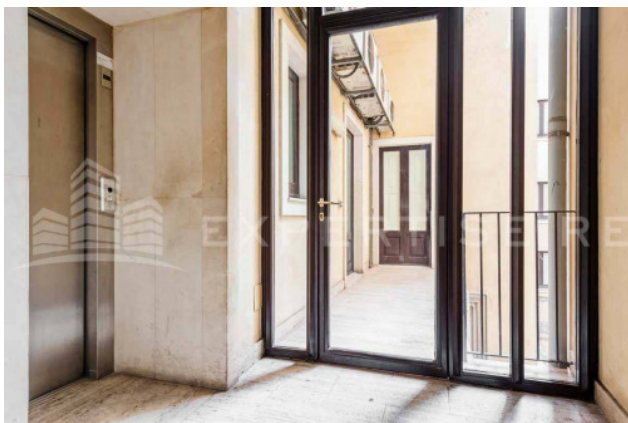
High Schools

Cafe

Post Offices

Municipal Offices





Stabile Via G. Oberdan 141, Catania
Piano Rialzato e Ammezzato

